



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, February 08, 2021 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/81316705214?pwd=TIISUkpEOEpYeEd5ODh4VENFQktXQT09>

Meeting ID: 813 1670 5214

Passcode: 183408

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CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Taline Manassian, Vice Chair (arrived at 4:07 p.m.)

Missy Atwood (arrived at 4:30 p.m.)

John McIntosh

Dan O'Brien

Walt Smith

Bob Richardson (Advisory Board Member)

Board Member absent was:

Shannon O'Connor (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Finance Director Shawn Cox

TIRZ Project Manager Keenan Smith

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:04 p.m.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained with in the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By low no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the December 14, 2020 TIRZ No. 1 & No. 2 Board corrected regular meeting minutes.**

A motion was made by Board Member Smith to approve the December 14, 2020 TIRZ No. 1 & No. 2 Board corrected regular meeting minutes. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

- 2. Discuss and consider approval of the January 11, 2021 TIRZ No. 1 & No. 2 regular meeting minutes.**

A motion was made by Board Member Smith to approve the January 11, 2021 TIRZ No. 1 & No. 2 regular meeting minutes with corrections to Board Member Smith's name throughout. Board Member Mcintosh seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 3. Discuss and consider possible action regarding the Town Center Project Interlocal Agreements related to tasks, deliverables and deadlines.**

a) Real Estate Agreements

Laura Mueller and Vice Chair Manassian presented the item:

- DSISD agreement has been reviewed and revised and will go to City Council for consideration February 9th and any open issues will be discussed
- Items not specifically addressed in mediation will continued to be worked on with DSISD

- Working on finalization of the Library agreement with no issues

b) Infrastructure Cost Sharing Agreements

Vice Chair Manassian presented the item. Work on these agreements has started to pick up and originally the team wanted to present these with the real estate agreements. However, with issues related to the real estate agreement the team has decided to wait as to not waste dollars. The team is in a good place when ready to pick back up on these agreements. The first next step will be to get feedback from the Library, and then present that to the TIRZ Board.

c) Plan of Finance

Vice Chair Manassian presented the item. The agreement and plan is in place, but has not been papered yet.

4. Update and discussion regarding TIRZ Collections and Revenues.

Shawn Cox presented the item and reported that the city has not received Hays County funds as of yet.

Board Member Smith will follow up with Hays County and report back to the city.

Jon Snyder has spoken with the Hays County auditor and they will be issuing the funds subject to a true-up of credits and debits.

5. Discuss and consider recommendation regarding Professional Services Agreement and Proposal between the City of Dripping Springs and TJKM for Grant Writing Services related to the TIRZ Old Fitzhugh Road Project.

Keenan Smith presented the staff report which is on file. Aldo Fritz and Corey Peterson with TJKM introduced themselves and were available for questions.

A motion was made by Board Member O'Brien to recommend City Council approval of a Professional Services Agreement and Proposal between the City of Dripping Springs and TJKM for Grant Writing Services related to the TIRZ Old Fitzhugh Road Project. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

6. Update and discussion regarding TIRZ Priority Projects.

Keenan Smith presented the item.

a) Town Center

No update at this time. The project team is waiting on approval of the real estate agreements.

b) Old Fitzhugh Road – Update provided with Business Agenda Item 5.

c) *Downtown Parking*

The project team has issued the draft master plan and is conducting internal workshops.

d) *Triangle – No updates, on hold due to FEMA and TxDOT.*

EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Board did not meet in Executive Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

March 8, 2021 at 4:00 p.m.

April 12, 2021 at 4:00 p.m.

May 10, 2021 at 4:00 p.m.

City Council Meetings

February 9, 2021 at 6:00 p.m.

February 16, 2021 at 6:00 p.m.

March 9, 2021 at 6:00 p.m.

March 16, 2021 at 6:00 p.m.

ADJOURN

A motion was made by Board Member Smith to adjourn the meeting. Board Member McIntosh seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 4:37 p.m.